

**9 ST ALBANS ROAD, HIGHGATE, LONDON, NW5 1RG  
PROPOSED EXTERNAL LIFT & INTERNAL ALTERATIONS FOR A  
DISABLED PERSON.**

**DESIGN & ACCESS STATEMENT – 20<sup>th</sup> March 2015**

**1.0 LOCATION AND USE**

The property is located within the Dartmouth Park Conservation Area and is Grade 2 listed. The property is four storey semi-detached with a parking area to the front, and side access to a large rear garden.

The property has been a family home to our client for 25 years. Our client has now become disabled and requires assistance with mobility including wheelchair use. It is proposed it accommodate our clients mobility requirements within their home by adapting the lower and upper ground floors.



Front Elevation

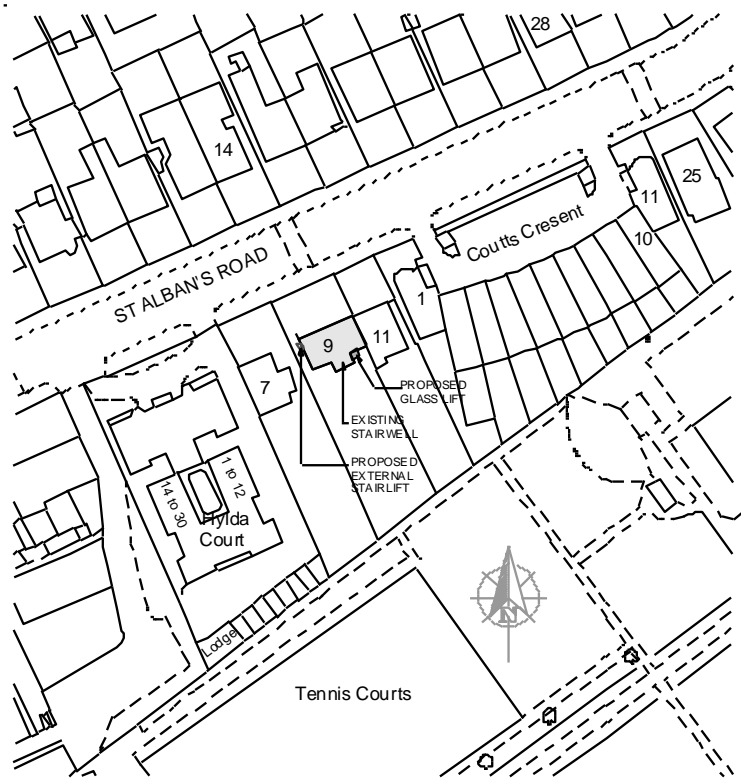
**2.0 EXTENT OF PROPOSALS**

The existing staircase is not suitable for the installation of a stair lift as it is narrow with winders at the top and bottom of each flight. It is therefore proposed to install an external glass lift shaft positioned within a small private courtyard area on the rear elevation. The lift will travel from lower ground floor to upper ground floor only.

The existing lower ground floor external door and upper ground floor window will be removed to allow for the lift installation.

It is proposed to form an opening through an existing window on the west elevation, lower ground floor, for a new level entry doorway. An external stair lift will be installed outside the new doorway to give wheelchair access from the driveway into the house.

Minor internal alterations will provide disabled bathroom facilities.



Location plan showing extent of external proposals -

### 3.0

#### LAYOUT

The external stair lift and new level entry doorway on the west elevation will provide wheelchair access from the driveway into the lower ground floor of the house.

The lower ground floor will be altered slightly to provide a disabled shower room with specialist sanitary fittings.

The existing sitting room on the upper ground floor will become a bedroom with wc and basin facilities enclosed within a cupboard.

The lift will travel between the bedroom and existing living room.

### 4.0

#### SCALE

It is proposed to install the glass lift shaft on the left side of the courtyard area between the existing stairwell and the neighbouring property. The top of the lift would be positioned at the top of the brick arch above the upper ground floor window. The lower ground floor doors would be replaced with a single door into the garden and the upper ground floor window would be replaced with a narrower timber sash window to match with existing.



Rear elevation showing location of proposed glass lift -

## 5.0

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### LANDSCAPING

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The existing hard landscaping at the front of the property will be re-laid to provide an even surface for wheelchair use. The planting will remain as existing.

It is proposed to install an external stair lift on the west elevation for wheelchair access into the lower ground floor. The side access ground level will be lowered to provide level entry access into the house. The side access external steps will be reconstructed and the whole of the side access repaved with existing slabs, to provide an even surface.

The rear garden including all planting and paving will remain as existing.



Parking area/hard landscaping at the front of the property -



Driveway -



West elevation showing side access -

## 6.0

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### APPEARANCE

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The finishes of the existing building are slate roof and London stock facebrick with white painted stone mullions/mouldings around the front elevation windows. All existing windows are single glazed white painted timber sash.

The existing rear elevation will be seen through the proposed glass lift shaft. The lift shaft will be two-thirds of the width of the existing lower ground floor door and upper ground floor window openings.

A fully glazed single timber door & fanlight, all painted white, will be fitted between the lift shaft and the existing external door jamb to retain access into the garden.

A new timber sash window, painted white, will be fitted between the lift shaft and existing window jamb at upper ground floor level.

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Taking account of our clients accommodation needs, we have endeavored to present a solution that takes account of the nature of the site, materials, surrounding buildings and to have encapsulated them in a sympathetic manner to the site and its location.

#### **ARa Architects**

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